



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD

THURSDAY, SEPTEMBER 18, 2008

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

BOARD MEMBERS
CHAIR, JON MAXEY
VICE-CHAIR, LINDA HINKLE
ROD MARTIN
NANCY HART
TOM MONTI

SUBCOMMITTEE MEETING – 6:45 P.M.

REGULAR MEETING – 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
 - *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

ARCHITECTURAL REVIEW BOARD MEETING AGENDA

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DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

SUBCOMMITTEE ITEMS:

- 1) **E. Central-UHC**
- 2) **SC-08-07: Cochrane-DVine Jazz & Wine**

CONSENT CALENDAR:

MINUTES: August 21, 2008

PUBLIC HEARING:

- 1) **SITE REVIEW, SR-08-08: MONTEREY-DINCER:** A request for site, architectural and landscape plan approval of a 3054 sq. ft. building to be constructed on a .27 acre Light Commercial Residential site located on the east side of Monterey Rd. 50 ft south of the Bisceglia Ave. intersection. (APN 817-01-005 &006)

Recommendation: Open Public Hearing/Adopt Resolution approving site review request.

- 2) **SITE REVIEW, SR-08-07: CONDIT-ALPINE RV:** The applicant is requesting landscape plan approval for the Alpine RV dealership within the PUD Commercial District. The site is located at 16725 Condit Rd. (APN: 817-12-017)

Recommendation: Open Public Hearing/Adopt Resolution approving site review request.

- 3) **SITE REVIEW, SR-08-13: PEAK-DESIGN SERVICES CENTER:** A request for site and landscape approval for a parking lot addition and landscaping improvements proposed on the Design Services Center site (former library building) located at 17575 Peak Ave. (APN 773-02-005)

Recommendation: Table-Application withdrawn.

ANNOUNCEMENT:

ADJOURNMENT:

ARCHITECTURAL REVIEW BOARD MEETING AGENDA

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SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.

HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Architectural Review Board less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Architectural Review Board. (Pursuant to Government Code 54957.5)



SUBCOMMITTEE

MEMORANDUM

To: ARCHITECTURAL REVIEW BOARD

Date: September 18, 2008

From: COMMUNITY DEVELOPMENT DEPARTMENT

Subject: SUBCOMMITTEE REVIEW: E. Central-UHC

SUBCOMMITTEE ACTION

On March 19 the City Council granted site, architectural and landscape plan approval for a 49 unit senior rental project. As a condition of approval, the final landscape plans were to return to a subcommittee of the Board for approval.

On August 21, Board members Hart and Hinkle met with staff planner Linder to review revised landscape plans.

The revised landscape plans were approved by the subcommittee subject to the incorporation of the following changes:

1. The Coast Live Oaks proposed within the parking lot landscape islands should be changed to a different oak variety that will not grow too large and buckle the parking lot surface.
2. The Silver Grass proposed to screen the transformer should be mixed with a perennial to provide year round screening.



SUBCOMMITTEE

MEMORANDUM

To: ARCHITECTURAL REVIEW BOARD

Date: September 18, 2008

From: COMMUNITY DEVELOPMENT DEPARTMENT

Subject: SUBCOMMITTEE REVIEW: SC-08-07: Cochrane – D’Vine Jazz & Wine

SUBCOMMITTEE ACTION

On August 18, 2008, ARB members Nancy Hart and Jon Maxey reviewed plans for an outdoor patio for D’Vine Jazz & Wine located at 775 Cochrane Road, Suite 100, in the Madrone Village Shopping Center. The outdoor patio will occupy half of the open courtyard located just north of the tenant space and will be delineated by large plant containers, posts and chain. The patio will contain approximately five tables, seating for approximately 25 people, umbrellas and heat lamps. The ARB Subcommittee approved the outdoor patio design as requested by the applicant and as shown on the plans and photos on file at the Community Development Department.



MEMORANDUM

To: PLANNING COMMISSION

Date: September 18, 2008

From: COMMUNITY DEVELOPMENT DEPARTMENT

Subject: SR 08-08: MONTEREY-DINCER

REQUEST

A request for site, architectural and landscape plan approval of a 3054 sq. ft. retail building and a supportive 13 stall parking lot on a .27 acre vacant site 27 acre site located on the east side of Monterey Rd. 50 ft south of the Bisceglia Ave. intersection.

RECOMMENDATION

Environmental Assessment: Exempt pursuant to CEQA section 15303 c, Infill Development
Application, SR 08-08: Monterey-Dincer: Approve per attached resolution.
Processing Deadline: December 6, 2008

PROJECT DESCRIPTION

The project consists of the construction of a 3054 sq. ft. retail building and a supportive 13 stall parking lot. On September 3, the City Council approved a precise development plan which included a 12 ft. reduction in the front setback and 4 ft reduction in the required 10 ft. buffer along the eastern property line.

Site:

The existing .27 acre site is flat, relatively small, undeveloped, covered with natural vegetation, contains one large walnut tree (non-significant per Muni. Code Sec. 12.32) and is currently surrounded by existing development, road and infrastructure improvements.

The project as proposed meets the required parking and meets the side and rear setback requirements. Per the Council's approval of the precise development plan, the building sits forward 12 ft into the required (15 ft.) front setback. This has allowed the applicant to maximize the site's development potential by creating a double loaded parking area to the rear of the building. The proposed design also allows for future extension of the drive aisle through to Bisceglia Ave. when the adjacent property to the north chooses to redevelop. Staff has no recommended changes to the site plan layout.

The site plan calls for a stamped concrete pedestrian walkway leading from Monterey Rd. to the building entrances. A detail of the color and texture pattern has not been provided and is recommended to return for approval by a subcommittee of the Board.

A revised grading plan has not yet been provided however, the grading plan included within the plan set is still representative of finish grades, utilities and site drainage information. The applicant is hoping to have a revised grading plan for the night of the meeting.

Architecture:

The proposed building is single story with a height of 26 ft. from finish floor to the top of the raised barrel element. Due to its location in the flood zone the entire site will be raised 4 ft. resulting in a west elevation that is 30 ft. tall as viewed from Monterey Rd. The finish material on the building is a smooth plaster finish with the foam trim details along the cornice and as a belly band. Dimensions for the trim details and columns have not been provided. As a condition of approval staff is recommending these details return for approval by a subcommittee of the Board.

The awnings proposed on the east, west and north elevations are noted to be selected by future tenant. Staff recommends the awnings be installed by the owner prior to occupancy in order to assure installation and consistency in color, placement and style. A sample of the awning color and detail of the building attached lighting is included on the color board provided for the project.

Due to the proximity of the building to the sidewalk, both the Planning Commission and Council has ask that the Board give carefully consideration to the front elevation and the type and amount of landscaping proposed within the front (3-4 ft. wide) landscape planter.

Landscape:

A detailed landscape plan has been provided. A detail of the 8 ft. tall perimeter wall proposed on the south and east parking lot perimeter has been provided along with a detail of the trash enclosure with trellis. Staff does not have any recommended changes to the proposed landscape plan.

RECOMMENDATION

Staff recommends approval subject to the conditions contained in the attached resolution.

Attachments:

Resolution
Vicinity map
Arial photo
Development plans

RESOLUTION NO. 08-

A RESOLUTION OF THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF MORGAN HILL APPROVING SITE, LANDSCAPE AND ARCHITECTURAL PLANS FOR A 3052 SQ. FT. RETAIL BUILDING ON A .27 ACRE SITE LOCATED ON THE EAST SIDE OF MONTEREY RD. 50 FT. SOUTH OF THE BISCEGLIA INTERSECTION. (APNS 817-01-005 & 006)

WHEREAS, such request was considered by the Architectural Review Board at their regular meeting of September 18, 2008, at which time the Architectural Review Board recommended approval of application SR 08-08: Monterey-Dincer; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL ARCHITECTURAL REVIEW BOARD DOES RESOLVE AS FOLLOWS:

SECTION 1. The approved project is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The project as proposed qualifies as infill development pursuant to CEQA Guidelines Section 15303 (c)

SECTION 3. The approved project plans date stamped September 10, 2008, shall be subject to the conditions as identified in the set of standard conditions attached hereto, as exhibit "A", and by this reference incorporated herein.

PASSED AND ADOPTED THIS 18th DAY OF SEPTEMBER, 2008, AT A REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS:
NOES: BOARD MEMBERS:
ABSTAIN: BOARD MEMBERS:
ABSENT: BOARD MEMBERS:
ATTEST:

APPROVED:

TERRY LINDER, Meeting Coordinator

Jon Maxey, Chairman

Resolution No. 08-

A F F I D A V I T

I, _____, hereby agree to accept and abide by the terms and conditions specified in this resolution.

_____, Applicant

Date

EXHIBIT "A"

CONDITIONS

APPLICATION: SR 08-08: Monterey-Dincer

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE ISSUANCE OF BUILDING AND/OR SITE DEVELOPMENT PERMITS EXCEPT AS OTHERWISE SPECIFIED IN THE CONDITIONS. APPROVAL REQUIREMENTS ARE NOT LIMITED TO THE ITEMS LISTED BELOW.

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

I. TIME LIMITS

- A. The Site and Architectural approval granted under this Resolution shall remain in effect for two years to September 18, 2010. Failure to obtain building permits within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to expiration date. (MHMC 18.74.250)

II. SITE DEVELOPMENT

1. Tree and Landscape Preservation: The Owners of the Units and Association shall preserve and maintain all trees and landscape on the property originally required by the approved landscape plan and shall not remove or alter any such trees or landscape from the Property without the approval of the Director of Community Development of the City of Morgan Hill.
2. Compliance with the City of Morgan Hill Conditions of Approval: It shall be the responsibility of each Owner and the Association to insure that any changes or modifications to the Project or any Unit are in compliance with the original City conditions of approval of the Project, which are hereby incorporated herein as if set forth in full.
- B. Final site development plans shall be reviewed and approved by the Community Development Department prior to issuance of a building permit. All such plans shall include:
 1. Detail depicting all concrete curbs as full formed.(MHMC 18.50.270)
 2. Provision of catalogue drawings depicting the proposed parking area lighting fixtures. Exterior lighting of the building and site shall be designed so that lighting is not directed onto adjacent properties and light source is shielded from direct off-site viewing. (MHMC 18.74.370)
 3. Ramps, special parking spaces, signing and other physical features for the disabled, shall be provided throughout the site for all publicly used facilities. (MHMC 18.50.110; 18.74.470)
 4. Trash enclosures shall be constructed of a sturdy, opaque material, minimum 6 feet in height with solid view obstructing gates and shall be designed in harmony with the architecture of the building(s). In residential areas, restaurants or other food service commercial uses, trash enclosure areas shall require an overhead shade structure. Trash enclosures shall be required in all commercial and industrial projects and in residential projects containing four or more dwelling units. (MHMC 18.74.505)

5. All mechanical equipment, including electrical and gas meters, post indicator valve, backflow prevention devices, etc., shall be architecturally screened from view or located interior to the building. All ground mounted utility appurtenances such as transformers shall not be visible from any public right-of-way and shall be adequately screened through the use or combination of concrete or masonry walls, berming, and landscaping. (MHMC 18.74.320) For additional screening, backflow preventers shall be painted dark green, except the fire connection which shall be painted yellow.
 6. All existing on-site overhead utilities shall be placed underground in an approved conduit from the service connection at the street or at the property line to the service connection at the building.
- C. A management plan detailing strategies for control of noise, dust and vibration, and storage of hazardous materials during construction of the project shall be on all site development and grading plans. The intent of this condition is to minimize construction related disturbance of residents of the nearby or adjacent properties.(MHMC 18.48.005)

III. BUILDING DESIGN

- A. All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be 5 ft. or greater to match the height of any proposed equipment. (MHMC 18.74.320)
- B. Roof top lighting is not approved for any building within the project. Any ground mounted lighting projecting onto the building or site will be subject to the review and approval of the Director of Community Development. Adjustment to the lighting intensity may be required after the commencement of the use. All parking lot lighting shall be high pressure sodium.
- C. All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior. (MHMC 18.74.360)
- D. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building. (MHMC 18.74.340)

IV. PARKING & VEHICULAR ACCESS

- A. The landscape planters adjacent to the side of a parking stall shall contain a 12" strip extension (created as an integral pour) of concrete inside the 6" curb of the planter, to create an 18" concrete strip. (MHMC 18.74.550 C)
- B. Prior to issuance of a building permit, the owner shall record reciprocal ingress/egress easements along the Monterey Rd. driveway and along the north/south drive-aisle to benefit adjacent parcels to the north and south.

V. LANDSCAPING

- A. The applicant shall enter into a two-year landscape maintenance agreement effective upon acceptance of landscaping improvements and provide an appropriate bond as required by the Design Review Ordinance. Bond amount shall be equal to 100 percent of the value of the landscaping and irrigation improvements for the development project. (MHMC 18.74.560) The Design Review Board will determine if the agreement and bond will be required.
- B. Detailed landscape planting and irrigation working drawings shall be submitted to the Community Development Department for approval prior to issuance of building permits. Detailed landscape and irrigation plans shall be submitted as part of the master building site and improvement plans. Landscape plans for streets and landscape easements shall be part of the improvement plan submittal.
- C. All trees within approved landscape plans shall be of a minimum fifteen gallon size. All shrubs shall be minimum 5 gallon size unless otherwise approved by the Community Development Director.
- D. The landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Community Development Director or Design Review Board.
- E. The landscape plans shall be in conformance with the Water Conserving Landscape Ordinance. Prior to the certificate of occupancy, the applicant shall submit a signed certificate of substantial completion to the Building Division from a landscape architect, licensed contractor, certified irrigation designer, or other licensed or certified professional in a related field.

VI. SIGNS

- A. The owner shall obtain approval of a sign program from the Planning Division prior to issuance of building permits (for the shell). The terms of said sign program shall be included as a disclosure in all future leasing agreements affecting this parcel.
- B. The signs indicated on the plan set drawings are not approved with the subject site review application. Signs proposed for this development shall be designed in conformance with the Sign Ordinance and shall require separate application and approval by the Planning Division or Design Review Board prior to installation of any signs.

VII. OTHER CONDITIONS

- A. It is recognized that the subject structure is proposed as speculative and the ultimate use is unknown at this time. Future users of this site are subject to the City's performance standards and may require use permit approval.
- B. **Prior to the issuance of a building permit, a detail of the color and texture pattern shall be reviewed and approved by a subcommittee of the Board.**
- C. **Prior to the issuance of a building permit, dimensioned details of the proposed columns and trim reviewed and approved by a subcommittee of the Board.**

D. Awnings are to be installed by the building owner prior to the issuance of a building permit.

E. Defense and indemnity. Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, injuries, costs and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against City by reason of its approval of this SR 08-08: Monterey-Dincer. In addition, applicant shall pay all pre-tender litigation costs incurred on behalf of the City including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals, but shall not be required to pay any litigation from the City. However, applicant shall continue to pay reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted. The undersigned hereby represents that they are fully empowered by the applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by applicant to be bound by such conditions.

F. Submit two (2) signed copies of Resolution No. 08- _____ to the Planning Division prior to issuance of building permits.

G. This project may adversely impact undocumented human remains or unintentionally discover significant historic or archaeological materials. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply. If human remains are discovered, it is probable they are the remains of Native Americans.

1. If human remains are encountered they shall be treated with dignity and respect as due to them. Discovery of Native American remains is a very sensitive issue and serious concern. Information about such a discovery shall be held in confidence by all project personnel on a need to know basis. The rights of Native Americans to practice ceremonial observances on sites, in labs and around artifacts shall be upheld.
 - Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled.
 - Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains.
2. In the event that known or suspected Native American remains are encountered or significant historic or archaeological materials are discovered, ground-disturbing activities shall be immediately stopped. Examples of significant historic or archaeological materials include, but are not limited to, concentrations of historic artifacts (e.g., bottles, ceramics) or prehistoric artifacts (chipped chert or obsidian, arrow points, groundstone mortars and pestles), culturally altered ash-stained midden soils associated with pre-contact Native American habitation sites, concentrations of fire-altered rock and/or burned or charred organic materials, and historic structure remains such as stone-lined building foundations, wells or privy pits. Ground-disturbing project activities may continue in other areas that are outside the discovery locale.
3. An "exclusion zone" where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the Contractor Foreman or authorized representative, or party who made the discovery and initiated these protocols, or if on-site at the time of discovery, by the Monitoring Archaeologist (typically 25-50ft for single burial or archaeological find).
4. The discovery locale shall be secured (e.g., 24 hour surveillance) as directed by the City or County if considered prudent to avoid further disturbances.

5. The Contractor Foreman or authorized representative, or party who made the discovery and initiated these protocols shall be responsible for immediately contacting by telephone the parties listed below to report the find and initiate the consultation process for treatment and disposition:
 - The City of Morgan Hill Community Development Director
 - The Contractor's Point(s) of Contact
 - The Coroner of the County of Santa Clara (if human remains found) (408) 793-1900
 - The Native American Heritage Commission (NAHC) in Sacramento (916) 653-4082
 - The Amah Mutsun Tribal Band (916) 481-5785 (H) or (916) 743-5833 (C)
 6. The Coroner has two working days to examine the remains after being notified of the discovery. If the remains are Native American the Coroner has 24 hours to notify the NAHC.
 7. The NAHC is responsible for identifying and immediately notifying the Most Likely Descendant (MLD) from the Amah Mutsun Tribal Band. (Note: NAHC policy holds that the Native American Monitor will not be designated the MLD.)
 8. Within 24 hours of their notification by the NAHC, the MLD will be granted permission to inspect the discovery site if they so choose.
 9. Within 24 hours of their notification by the NAHC, the MLD may recommend to the City's Community Development Director the recommended means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The recommendation may include the scientific removal and non-destructive or destructive analysis of human remains and items associated with Native American burials. Only those osteological analyses or DNA analyses recommended by the Amah Mutsun Tribal Band may be considered and carried out.
 10. If the MLD recommendation is rejected by the City of Morgan Hill the parties will attempt to mediate the disagreement with the NAHC. If mediation fails then the remains and all associated grave offerings shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.
- H. The project shall comply with the conditions of approval of the related applications or planning division files.

BUILDING DIVISION

VIII. GRADING

- A. Prior to issuance of a building permit, the applicant shall provide contract documents for on-site improvements including comprehensive site grading and a drainage plan. The plan shall provide for exportation of excess soil material as necessary. **(CBC Appendix chapter 33)**
- B. Prior to issuance of building permits, the applicant shall provide contract documents for on-site improvements including:
 1. Comprehensive site grading and drainage plan. Said plan shall provide for exportation of excess soil material as necessary and controlled drainage of storm water away from building.
 2. Comprehensive erosion control plan, including hydromulching or hand-seeding methods to be used in all graded or cleared areas.

3. All cuts and fills shall be at a 2:1 slope or less unless stabilized by a retaining wall or cribbing as approved by the City Engineer. Retaining walls that retain four feet or more measured from immediate grade shall be of concrete or masonry. **(CBC Appendix chapter 33)**

IX. SITE DEVELOPMENT

- A. Prior to issuance of building permits, the applicant shall provide two copies of a soils (Geotechnical) engineering report prepared by a registered Civil (Geotechnical) Engineer. The report shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading criteria for corrective measures, and opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes. The report shall also include a soil classification and foundation investigation. **(CBC Appendix chapter 33)**
- B. Prior to issuance of building permits, the applicant shall provide two copies of an engineering geology report, prepared by a registered Engineer Geologist. The report shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors. **(CBC Appendix chapter 33)**
- C. Record of survey required. Lot stakes to be set by registered Civil Engineer or licensed Land Surveyor prior to issuance of building permits. **(CBC 108.1)**
- D. Plans for all septic tank sewer systems shall be submitted to the Santa Clara County Environmental Health Department for review and issuance of a septic tank permit. Location of the approved septic tank leach field and expansion area shall be depicted on the revised site plan as part of a final submittal. **(MHMC 13.24)**

X. OTHER CONDITIONS

- A. Submit minimum six (6) complete sets of working drawings and specifications. Building plans shall be drawn at a minimum 1/4" scale. Minimum sheet size shall be 18" x 24". Submit minimum six (6) complete sets of drawings for all commercial and or industrial buildings. **(CBC 106.3.3)**
- B. Permits for new structures or additions will require compliance with the Building Security Ordinance. Requirements such as the installation of dead bolts on doors, protection methods for windows, garage door security, commercial roof opening security, lighting at all exit doors, etc. may be required. **(MHMC 15.40)**
- C. Permits for new structures or additions to existing structures may require the installation of fire sprinklers. **(MHMC 15.08.070)**
- D. All copper tube for water piping shall have a weight of not less than type "L". **(MHMC 15.20.050)**

PUBLIC WORK DEPARTMENT

XI. ENGINEERING DIVISION

GENERAL

- A. The applicant shall cause the construction of all public and private improvements in accordance with the latest City Standard Drawings and Specifications. (MHMC 12.02.090 A; 17.32.010 A)
- B. The applicant shall have a Final Map prepared by a registered engineer (licensed prior to 01/01/1982: registration number 33,965 or lower) or licensed land surveyor delineating all parcels and easements created. There shall be concurrence in writing by PG & E, Telephone, Cable TV and any other affected agencies to all improvements and easements which are applicable to them. The number and locations of monuments shall be set as required by the Public Works Department. (MHMC 17.20.200 A; 17.20.290; 17.24.010)
- C. The applicant shall submit as part of the improvement drawings for the project, profiles of all improvements in the subdivision and typical cross-sections of all streets and details of curbs, gutters, and sidewalks, to be accomplished to the satisfaction of the Director of Public Works prior to submittal of Final Map. (MHMC Sec 17.32.060 B; 17.32.070; 17.32.080 A)
- D. Obtain necessary encroachment permits from:
 - ☒ City of Morgan Hilland provide guarantee covering off-site improvements. (MHMC 12.08.040 A; 12.08.090)
- E. Improvement plans are to show (Water Lines) (Sanitary Sewer) (Storm Drain System) (Pavement widths) (Curve Radius) (Existing Utilities) on site.
- F. If necessary, enter into a
 - ☒ Improvement Agreementwith the City of Morgan Hill to cover required improvements. (MHMC 12.02.150; 17.32.010 B; 17.32.160)
- G. Reciprocal access easements and maintenance agreements ensuring access to all parcels and joint maintenance of all common roads, drives or parking areas shall be provided by CC&R's and by deed and shall be recorded concurrent with the map, or prior to issuance of building permit where no map is involved. (MHMC 17.20.350 H)
- H. The applicant shall be required to install a raised landscape median on Monterey Street, for that portion covering the project frontage per City's General Plan. (MHMC 12.02.120 B)
- I. **IMPACT FEE INCREASE**-The City of Morgan Hill, pursuant to City Code Chapter 3.56 has established impact fees to finance the cost of improvements required by new development. City Code Chapter 3.56.050 provides for automatic annual (July 1st) adjustment of those fees in existence utilizing the Engineering News Record Index for the preceding twelve months. The City Public Works Department maintains historical records on the Engineering News Record Index. These records are available for inspection during normal business hours. (MHMC 3.56.010; 3.56.030; 3.56.050)

XII. STREET IMPROVEMENTS

- A. The applicant shall cause the design and construction of all new public and private streets serving the project. The design of all new public and private streets shall be consistent with the General Plan Land Use and Circulation Element as well as the Street Standard Details as contained within the Public Works Standards Details. The construction of the streets shall be undertaken to the lines and grades and in a manner satisfactory to the Director of Public Works. All street improvements shall be constructed to the satisfaction of the Director of Public Works. The timing

of the improvements will be determined by the City. (MHMC 12.02.010; 12.02.090; 17.32.060 B; CMH General Plan; CMH Design Standards and Standard Details for Construction)

- B. Installation and dedication of street improvement including, but not limited to, curb and gutter, sidewalk, compaction, street paving, oiling, storm drainage facilities, sewer and water, fire protection, undergrounding of utilities and street lighting on Monterey Street in conformance with City of Morgan Hill requirements. (MHMC 12.02.010; 12.02.50; 12.02.080; 12.02.100; 17.28.010; 17.32.060)

XIII. SANITARY SEWER SYSTEM

- A. The applicant shall cause to be undertaken the design and construction of sanitary sewer improvements including, but not limited to installation of sewer line extension on site. Collection system shall include, but not be limited to manholes with manhole frames and covers, cleanouts, wye branches and laterals, and separate sewer taps to each lot. These are to be installed by the developer. (MHMC 13.20.355; 17.32.020 C; CMH Sewer System Master Plan; CMH Design Standards and Standard Details for Construction)
- B. All existing and future sewer lines shall be tied into the City's system and existing septic systems shall be abandoned in accordance with City requirements. (MHMC 13.24.060; 17.32.20 C)

XIV. STORM DRAIN SYSTEM

- A. A complete storm drainage study of the proposed development must be submitted showing amount of run-off, and existing and proposed drainage structure capacities. This study shall be subject to review and approval by the Director of Public Works. All needed improvements will be made by the applicant. No overloading of the existing system will be permitted. (MHMC 17.32.020 B; 17.32.090; CMH Design Standards and Standard Details for Construction)
- B. The applicant shall cause the design and construction to be undertaken for a storm drainage collection system shown on the Tentative Map. All storm drain improvements shall be constructed to the satisfaction of the Director of Public Works. (MHMC 17.32.020 A & B)
- C. Collection system shall be designed to be capable of handling a 10 year storm without local flooding. On-site detention facilities shall be designed to a 25-year storm capacity. Streets shall be designed to carry a 100-year storm. Items of construction shall include, but not be limited to Installation of storm line extension on site surface and subsurface storm drain facilities, manholes with manhole frames and covers, catch basins and laterals. (MHMC 17.32.020 B; 18.74.440; CMH Design Standards and Standard Details for Construction; CMH Storm Drainage System Master Plan; Santa Clara Valley Water District Ordinance 83-2)
- D. Prior to final map approval or issuance of a grading permit the applicant shall complete the following to the satisfaction of the Director of Public Works.
 - 1. Storm drain calculations to determine detention pond sizing and operations.
 - 2. Plan describing how material excavated during construction will be controlled to prevent this material from entering the storm drain system.
 - 3. Water Pollution Control Drawings (WPCD) for Sediment and Erosion Control.
- E. Current Federal Emergency Management Agency Flood Insurance Maps show the site is located in:
 - ☐ In an AO zone, the lowest floor shall be elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM by at least one foot, or elevated at least two feet above the highest adjacent grade if no depth number is specified.
 - ☐ In an A zone, the lowest floor shall be elevated at least one foot above the base flood elevation, as determined by this community.

- ☒ In all other zones (AE, AH, A99, V, VE), the lowest floor shall be elevated at least one foot above the base flood elevation.

MHMC 18.42.160 C; CMH Design Standards and Standard Details for Construction)

- F. Land use for the hydrology of the PL-566 channel improvement project for this site is single family. Land use of greater intensity, as proposed, will require mitigation of the increased runoff due to development. Mitigation measures, such as a detention facility, will need to remain in place indefinitely after the PL-566 channel improvements are completed, or until a regional detention facility or additional channel improvements are constructed. Calculations for the sizing of the proposed detention facility and an analysis of the impacts in the event of a one percent flood should be provided for review of the Santa Clara Valley Water District (SCVWD).

XV. WATER SYSTEM

- A. Abandonment of any existing water well shall be in conformance with Santa Clara Valley Water District (SCVWD) Ordinance 90-1. Location and disposition to be shown on the plan. Well(s) shall be properly registered with the SCVWD and either be maintained or abandoned in accordance with SCVWD standards.
- B. Installation of water line extension on site. (MHMC 17.32.020 A & D; CMH Water System Master Plan)
- C. Provide separate water services and meters for each lot. These are to be installed by developer. (MHMC 17.32.020 D)

XVI. OTHER CONDITIONS

- A. The owner shall dedicate all necessary utility easements. (MHMC 12.02.080 D; 17.28.010 A)
- B. The applicant shall cause the design and construction required to underground all electric, gas, Cable TV and communication lines within the development. Such design and construction shall be to the satisfaction of the affected utilities and the Director of Public Works. (MHMC 17.32.020 E.1)
- C. The final map on all major subdivision (5 or more lots) shall be approved by the City Council prior to issuance of a grading permit. For minor subdivision (4 lots or less), the final map shall be signed by the City Engineer and the Planning Commission Secretary prior to issuance of a grading permit. (MHMC 17.20.390; 17.24.210)
- D. Landscaping and irrigation systems serving common areas that are required to be installed in the public right-of-way on the perimeter of this tract area shall be continuously maintained by the owner.
- E. Final landscape plans shall be submitted with and included as part of the improvement plans for the subdivision. (MHMC 17.08.090)
- F. Submit Parcel Map for APN 817-01-005 & 006 for review. Lots appear to be two separate lots of record; Parcel Map will re-parcel lots into one.
- G. Provide dedication of a total of 55 feet from center line of public right-of-way on Monterey Street.
- H. Remove and replace existing driveway approaches and install standard detached sidewalk and curb-gutter along Monterey frontage.

- I. long Monterey frontage provide landscaping in park strip.
- J. New driveway approach shall maintain sidewalk with maximum cross slope of 2% for ADA compliance.
- K. Provide separate domestic and landscape water services to the site. Each service shall be equipped with a backflow device per city Std. Detail W-6/7.
- L. Public and private storm drain inlets shall have thermoplastic stenciling: "NO DUMPING, FLOWS TO CREEK"
- M. Private storm drain inlets shall be designed to capture sediment, debris, trash, oils, and grease from first flush flows. Commercial drain inlet filter inserts maybe used to capture said pollutants but must be approved by the Building and Public Works department. Through a maintenance agreement recorded and tied to the deed, the owner shall provide regular maintenance of the entire private storm drain system (pipes, inlet structures, filter inserts, detention basins, etc).
- N. Install fire service connection with double detector check valve assembly per city std. Detail W-8.
- O. Provide fire hydrant at Monterey Street frontage; provide fire department connection (FDC) within 40 feet of a fire hydrant.
- P. Sewer lateral shall have test manhole.
- Q. Prior to submitting this application's Parcel Map, a hydraulic analysis shall be complete showing that the development of the site will not adversely impact the existing 100-year floodplain (FEMA SFHA) by increasing 1 percent water surface elevations or increase the lateral extend of the flood. SCVWD shall confirm the findings of the hydraulic analysis prior to issuance of any building permit. (MH SWMP, SCVWD).
- R. Underground existing overhead utilities on Monterey Street frontage. All existing overhead utilities adjacent to any site boundary or along any street frontage of site shall be placed underground in accordance with City standards and affected utility company guidelines.
- S. Public Works' fees are required for this project and must be paid prior to issuance of building permit. (NOTE: Applicant should consider obtaining a cost estimate for Public Works impact fees. Feel free to contact Public Works at 408-776-7337.)
- T. Obtain an encroachment permit from the Public Works Department prior to any construction work within the City's right-of-way or in connection with the City's utility system.

OFFICE OF JOINT POWERS PRETREATMENT

XVII. COMMERCIAL AND INDUSTRIAL BUILDINGS

- A. Restaurants and food preparation facilities shall install grease interceptors. The type, size and location of said interceptors shall be to the approval of the Public Works Director and the Pretreatment Office.
- B. Installation of a sewer test manhole in lieu of a property line clean-out, shall be provided for each building, in accordance with standard city specifications. **(MHMC 13.20.270)**

FIRE DEPARTMENT

XVIII. SITE DEVELOPMENT

- A. **Required Fire Flow.** Required fire flow for this project is 1500 GPM at 20 psi residual pressure. The required fire flow is available from area water mains and fire hydrant(s) which are spaced at the required spacing. (UFC Appendix III-A)
- B. Automatic sprinklers shall be provided in all new buildings. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2 as adopted and amended by MHMC
- C. **Premises Identification:** Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background. CFC Sec. 505
- D. **New Commercial Buildings** All new commercial buildings shall comply with standard specification SI-7 for construction site fire safety.
- E. All new commercial building shall comply with standard specification SI-7 for construction site fire safety.
- F. **Hazardous Materials Compliance Review.** Hazardous Materials Compliance review is not completed in the Development Review Process. Questions regarding Hazardous Materials may be directed to Hazardous Materials Secretary (408)378-4010 ext. 4443.
- G. **Preliminary Review Only.** The requirements and conditions stated in this review are preliminary and are intended to be used for the purposes of project planning. An official Fire Department review of the project will be conducted upon receipt of a complete plan submittal application that clearly shows all intended grading, demolition, construction or building modifications.
- H. To prevent plan review and inspection delays, the Fire Department Developmental Review Conditions contained within this standard conditions checklist shall be restated as "notes" on all pending and future plan submittals, and any referenced diagrams shall be reproduced onto the future plan submittal.
- I. Review of this Development proposal is limited to acceptability of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
- J. Review of these plans does not release the developer, architect, or contractor of the responsibility for the corrections of mistakes, errors or omissions contained therein.

POLICE DEPARTMENT

XIX. SITE DEVELOPMENT

- A. The applicant shall comply with applicable provisions of the City's building security ordinance. Exterior lighting shall comply with criteria specified in the Design Review Ordinance. (MHMC 18.74.370)

- B. On directories used in a multiple family dwelling, the residents listed shall be by alphabetical listing only and shall not correspond to numbering of dwelling unit. (MHMC 15.40.410)
- C. All exterior transoms, glass skylights, and other openings of glass which are accessible from any surface on the premises shall be constructed of burglary- resistant glass or equally resistant glasslike material or secured on the inside with the following protective devices:
 - 1. Iron bars of at least one-half (1/2) inch round or one (1) inch x one-quarter (1/4) inch flat steel material no more than five (5) inches apart and securely fastened; or
 - 2. Iron or steel grills of at least one-eighth (1/8) inch thickness with mesh not to exceed two (2) inches secured with non-removable type screws. (MHMC 15.40.250)
- D. All hatchway openings shall be secured with the following protective devices:
 - 1. If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen (16) gauge sheet steel, or its equivalent, attached with screws.
 - 2. The hatchway shall be secured from the outside with a slide bar or slide bolt with a minimum of one (1) inch throw. The use of a crossbar or padlock must be approved by the Fire Department.
 - 3. Outside hinges on all hatchway openings shall be provided with non-removable pins using pin-type hinges. (MHMC 15.40.280)
- E. All air duct or air vent openings exceeding eight (8) inches x twelve (12) inches on the roof or exterior walls of any building shall be secured by covering the same with either of the following:
 - 1. Iron bars of at least one-half (1/2) inch round or one (1) inch x one-quarter (1/4) inch flat steel material, spaced no more than five (5) inches apart and securely fastened; or
 - 2. Iron or steel grills of at least one-eighth (1/8) inch thickness with mesh not to exceed two (2) inches and secured with non-removable type screws.
 - 3. If the barrier is on the outside, it shall be secured with galvanized round-head through bolts of at least three-eighths (3/8) inch diameter on the outside. (MHMC 15.40.290)

PACIFIC GAS & ELECTRIC (PG&E)

XX. UTILITY ACCESS

- A. Development plans shall provide for unrestricted utility access and avoid encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities. Examples of activities which could have an impact on PG&E facilities include permanent/temporary changes in grade over or under the facilities; construction of structures within or adjacent to PG&E easements; and planting of certain types of vegetation over or underneath gas and electric facilities respectively. Developers shall be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the proposed development (PG&E).



MEMORANDUM

To: ARCHITECTURAL REVIEW BOARD

Date: September 18, 2008

From: COMMUNITY DEVELOPMENT DEPARTMENT

Subject: SITE REVIEW, SR-08-07: Condit - Alpine RV

REQUEST

A request for approval of landscape plans for Alpine RV located along Condit just south of E. Dunne Ave. Proposed improvements include the demolition of an asphalt strip used for RV storage, and the installation of a landscape berm finished with a concrete curb.

RECOMMENDATION

Application, SR-08-07: Approve subject to the findings and conditions of the attached resolution.

Environmental Assessment: The project is categorically exempt from CEQA per Section 15304, Minor Alterations to Land.

Processing Deadline: December 2, 2008

BACKGROUND:

The Alpine RV along Condit Rd. has a section of land in the front setback that was paved over and fenced in for RV storage/display. As part of a tax share agreement with the city, the applicant is required to remove illegal paving and install landscaping to match existing landscaping currently found along Condit Rd. At the July 17th Board meeting the item was continued to allow the applicant time to revise the plans to address the following:

- Corrected plant legend which matches existing Condit Rd. planting.
- Provide additional screening around existing backflow device.
- Use of mulch/chip under the existing oaks at a distance of 1.5 times the canopy's circumference.
- Address planter area around oak tree interior to the fencing.
- Address improvements along entire Condit Rd. property frontage.

- Show planter and parking improvements within the 30 ft. portion of the southerly property boundary.

At the August 21st meeting the application was tabled to allow the applicant additional time to provide revised plans.

CASE ANALYSIS

On August 29th, revised plans were received. The revised plans address the following:

- All three oak trees are incorporated into the plans showing limited planting within drip line.
- The landscape berm includes a variety of shrubs and groundcover along the rear, while the front portion along the street is lawn.
- Four (4) White Alders are proposed within the landscape strip.
- Three (3) California Fan Palms are proposed on the north side to match palms on the opposite side of the driveway.
- Six (6) inch curb cuts along the rear and a portion of the south side of the site.
- The parking lot oak includes a 6 inch curb at a 20' radius surrounding the drip line.
- Black decorative steel tubular fencing is proposed to match existing.

The revised plans do not address the landscaping and parking details requested for the south side of the site. The applicant has indicated to staff that they intend to move the existing chain link fence to the edge of the property line. Code requires that a 5 ft. landscape strip be installed along the length of the side property line. As a condition of approval, the installation of the plans for the 5 ft. wide planter is required to be returned for staff approval.

Another concern addressed by the Board was the existing backflow device on the landscaping berm north of the site not being sufficiently screened. Staff has added a condition that more shrubs be installed for better screening.

RECOMMENDATION

Staff recommends approval of the application, subject to the conditions contained in the attached resolution.

Attachments:

1. Resolution
2. Vicinity Map
3. Plans
4. Photos

RESOLUTION NO.

A RESOLUTION OF THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF MORGAN HILL APPROVING LANDSCAPE IMPROVEMENTS FOR THE ALPINE RV LOCATED AT 16725 CONDIT RD. (APN: 817-12-017)

WHEREAS, such request was considered by the Architectural Review Board at their regular meeting of September 18, 2008, at which time the Architectural Review Board approved Site Review application, SR-08-07: Condit-Alpine RV; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL ARCHITECTURAL REVIEW BOARD DOES RESOLVE AS FOLLOWS:

SECTION 1. The approved project is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. This action is categorically exempt from further environmental assessment under CEQA Section 15304, Minor Land Alterations.

SECTION 3. The approved project shall be subject to the conditions as identified in the set of standard conditions attached hereto, as exhibit "A", and by this reference incorporated herein.

PASSED AND ADOPTED THIS 18TH DAY OF SEPTEMBER, 2008, AT A REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

ATTEST:

APPROVED:

TERRY LINDER
Meeting Coordinator

JON MAXEY, Chair

A F F I D A V I T

I, _____, applicant, hereby agree to accept and abide by the terms and conditions specified in this resolution.

Applicant

Date: _____

EXHIBIT "A"

CONDITIONS

APPLICATION: SR-08-07 CONDIT- ALPINE RV

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE ISSUANCE OF BUILDING AND/OR SITE DEVELOPMENT PERMITS EXCEPT AS OTHERWISE SPECIFIED IN THE CONDITIONS. APPROVAL REQUIREMENTS ARE NOT LIMITED TO THE ITEMS LISTED BELOW.

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

I. TIME LIMITS

- A. The Site and Architectural approval granted under this Resolution shall remain in effect for one year to September 18, 2009. Failure to obtain building permits within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to expiration date. (MHMC 18.74.250)

II. SITE DEVELOPMENT

- A. Unless tree removal has been previously approved, all trees located within the project shall be protected using the following minimum protection measures (these guidelines shall be included with all site development plans):
 - 1. Mark all trees to be saved with a survey flag or ribbon. Do not nail or staple directly to the tree.
 - 2. Erect a temporary fence enclosing an area equal to at least the dripline of the tree (or as far from the trunk as possible). This tree protection zone shall not be used for parking, storage of building materials, or other equipment or the placement of temporary or permanent fill. Signs should be posted identifying the restriction of uses in the tree protection zone.
 - 3. Locate structures, grade changes, and other ground or surface disturbances (e.g. concrete pours) as far as feasible from the "dripline" area of the tree.
 - 4. Avoid root damage through grading, trenching, compaction, etc at least within an area 1.5 times the dripline area of the tree. Where root damage cannot be avoided, roots encountered over 1" in diameter should be exposed approximately 12" beyond the area to be disturbed (towards the tree stem), by hand excavation, or with specialized hydraulic or pneumatic equipment, cut cleanly with hand pruners or power saw and immediately back-filled with soil. Avoid tearing or otherwise disturbing that portion of the roots to remain.
 - 5. The addition of plant or other landscaping materials shall remain outside of the dripline of all trees.
 - 6. Any tree subject to Chapter 12.32 Restrictions On Removal Of Significant Trees of the Morgan Hill Municipal Code requires approval from the Planning Division. The applicant shall request approval prior to removing any significant trees.
 - 7. Compaction tests with core samples are required to be submitted to the Community Development Department to determine the parking lot meets city standards per the improvements requirements from the Economic Incentive Agreement.

III. LANDSCAPING

- A. Detailed landscape planting and irrigation working drawings shall be submitted to the Community Development Department for approval prior to issuance of building permits. Detailed landscape and irrigation plans shall be submitted as part of the master building site and improvement plans. Landscape plans for streets and landscape easements shall be part of the improvement plan submittal.
- B. All trees within approved landscape plans shall be of a minimum fifteen gallon size. All shrubs shall be minimum 5 gallon size unless otherwise approved by the Community Development Director.
- C. The landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Community Development Director or Design Review Board.
- D. The landscape plans shall be in conformance with the Water Conserving Landscape Ordinance. A letter will need to be provided at time of submittal, from a certified landscape designer indicating that the plans comply with the Ordinance.
- E. Six (6) inch concrete curb with a five (5) ft landscape stripe be installed along the south side property. Plans to be approved by the Community Development Department prior to issuance of permit.
- F. Additional plan materials for screening to be installed around the existing backflow device within the landscape berm.

IV. OTHER CONDITIONS

- A. Defense and indemnity. Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, injuries, costs and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against City by reason of its approval of this Site Review approval. In addition, applicant shall pay all pre-tender litigation costs incurred on behalf of the City including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals, but shall not be required to pay any litigation from the City. However, applicant shall continue to pay reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted. The undersigned hereby represents that they are fully empowered by the applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by applicant to be bound by such conditions.
- B. Submit two (2) signed copies of Approval Certificate/Resolution No. _____ to the Planning Division prior to issuance of building permits.
- C. All proposed lighting locations and designs will need to come back to the Subcommittee for approval prior to issuance of permit.
- D. Tubular black fencing to be installed to match the existing fencing along Condit Rd and show on the plans and approved by planning division prior to issuance of permit.

BUILDING DIVISION

V. GENERAL

- A. Submit minimum six (6) complete sets of working drawings and specifications. Building plans shall be drawn at a minimum 1/4" scale. Minimum sheet size shall be 18" x 24". Submit minimum six (6) complete sets of drawings for all commercial and or industrial buildings. (CBC 106.3.3)

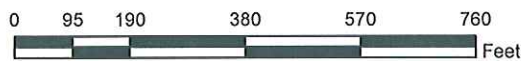
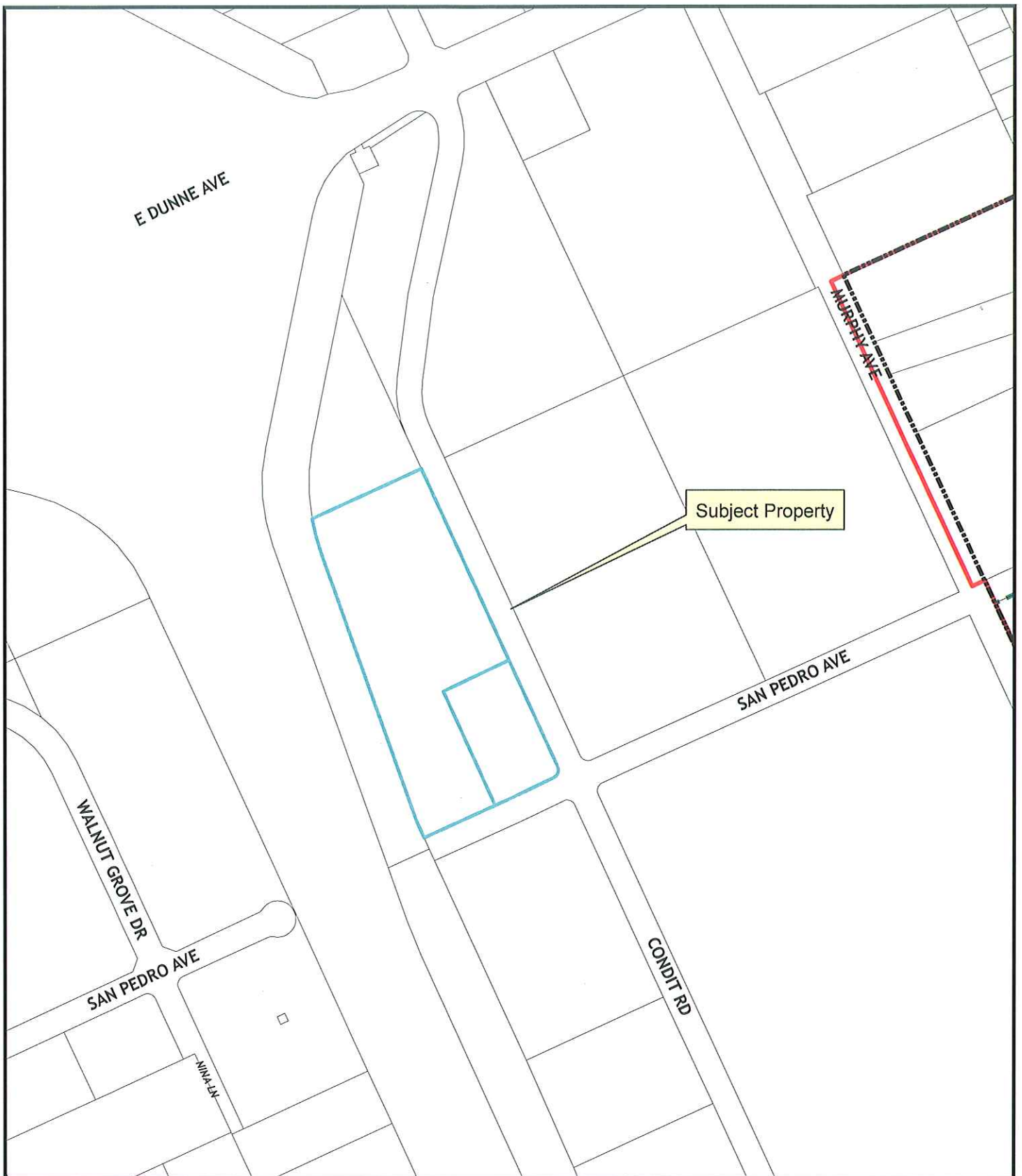
PUBLIC WORK DEPARTMENT

ENGINEERING DIVISION

VI. GENERAL

- A. All frontage landscaping be privately maintained along Condit Rd.

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SR-08-07: Condit- Alpine RV
Vicinity Map





MEMORANDUM

To: PLANNING COMMISSION

Date: September 18, 2008

From: COMMUNITY DEVELOPMENT DEPARTMENT

Subject: SITE REVIEW, SR-08-13: PEAK-DESIGN SERVICES CENTER

REQUEST/RECOMMENDATION

A request for site and landscape approval for a parking lot addition and landscaping improvements proposed for the Design Services Center site (former library building) located at 17575 Peak Ave.

Funding for the proposed landscaping and parking lot improvements is not available at this time. The application has been withdrawn so it is recommended that the application be tabled.